**GOVERNMENT OF ANDHRA PRADESH**
**ABSTRACT**

Revenue(Lands.I)Dept.,-"Regularisation of Unobjectionable Encroachments/ occupations in Government Land within Gajuwaka Revenue Village area, Visakhapatnam District by way of structures (up to 1000 Sq. yards)- Orders - Issued.

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**REVENUE(Lands.I) DEPARTMENT**

**G.O.MS.No. 45** **Dated: 11-02-2025**

**Read the following:-**

1.G.O.Ms.No.7 , REV(Assn-I) Dept, dt:04.01.2003
2. G.O.Ms.No.44, REV(Assn-I) Dept, dt:11.01.2008
3. G.O.Ms.No.301 REV(ASSN.I) Dept., dt: 05.07.2016
4. CCLA's Ref.No. REV02-14023/4/2024-LP-II SEC-, Dt: 13-01-2025 received through E file No. REV02/124/2025-LP I SEC-CCLA, with the computer no. 2682000 from the O/o CCLA.

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In the reference 3rd read above, Government have issued orders for a scheme of "Regularisation of Unobjectionable Encroachments/ occupations in Government Land within Gajuwaka Revenue Village area, Visakhapatnam District by way of structures up to 1000 Sq. Yards.

2. It has been brought to the notice of the Government by the CCLA & Spl. CS, AP., in the reference 4th read above that the Hon'ble Chief Minister of Andhra Pradesh made assurance pertaining to regularization of encroachments/occupations on Government land within Gajuwaka Revenue Village area, Visakhapatnam District by way of structures under G.O.Ms.No.301 dt: 05.07.2016since there are disbursement of undistributed regularization pattas kept pending due to imposition of Election Code in 2019, extension of date of filing of applications, execution of conveyance deed, provision of alienable rights to those who were issued pattas as per the Government Order issued vide G.O.Ms.No.301, dt:05.07.2016.

3. Accordingly, the Chief Commissioner of Land Administration,& Special CS, A.P., has furnished a comprehensive Draft Proposal a on the revised scheme for regularization of encroachments / occupations on Government land within Gajuwaka Revenue Village area, Visakhapatnam District by way of structures.

4. Government, after careful examination of the matter hereby issue the revised scheme for regularization of encroachments / occupations on Government land within Gajuwaka Revenue Village area, Visakhapatnam District by way of structures (up to 1000 Sq. yards) annexed to this order.

5. This order issued with the concurrence of Finance(FMU Rev) Department vide their Fin.U.O.Note.No. FIN01-FMU0PC(REV)/10/2025-FMU-REV(Comp. No.:2696443).

6. Necessary action shall be taken accordingly.

**R.P.SISODIA**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To
The Special Chief Secretary & Chief Commissioner of Land Administration, A.P. 1st and 3rd Floors, APIIC Towers, Plot No.1, IT Park, Mangalagiri, 522 503, Guntur District.
The Collector & District Magistrate, Visakhapatnam District.
Copy to:
The P.S. to Principal Secretary to Hon'ble C.M,
The PS to Hon'ble Minister (Revenue, Registration & Stamps),
The O.S.D to Chief Secretary to Government,
The P.S. to Special Chief Secretary, Revenue (Lands) Department.,
The G.A.(Cabinet) Dept w.r.to U.O.No.37/2025, dt.07.02.2025,
SF/SC.

**//FORWARDED :: BY ORDER//**

**SECTION OFFICER**

**ANNEXURE**

**To G.O.Ms.No.45 Revenue(Lands.I)Dept., Dt: 11-02-2025**

**"REGULARISATION OF UNOBJECTIONABLE ENCROACHMENTS / OCCUPATIONS IN GOVERNMENT LAND WITHIN GAJUWAKA REVENUE VILLAGE AREA, VISAKHAPATNAM DISTRICT BY WAY OF STRUCTURES (UP TO 1000 SQ. YARDS).**

**1. Nomenclature**

This Scheme may be called "Regularisation of Unobjectionable Encroachments/occupations in Government Land within Gajuwaka Revenue Village area, Visakhapatnam District by way of structures (up to 1000 Sq. yards).

**2. Date of coming in to operation**

The Revised Scheme, 2025 shall come into operation with immediate effect, from the date of issuance of order.

**3. Cut-off date for occupation**

The cut-off date for encroachment/occupation with structures will be 31.12.2023.

**4. Only structures to be considered**

The encroachments/occupations by way of structure only will be considered. Vacant sites shall not be considered.

**5. Maximum area for consideration**

The Maximum area for consideration will be 1000 Sq. yards.

**6. Maximum extent for Regularization, cost of allotment and execution of conveyance deed:**

The maximum extent to be considered for regularization will be 1000 Sq. yards.

The amount payable for regularization will be as per the table given below:-

| Extent in Sq.yards | Rupees per Sq. yard | | Execution of conveyance deed |
|---|---|---|---|
| | For residential (per square yard) | For commercial (per square yard) | |
| 1 to 100 | Free of cost | Free of cost | Free of cost |
| 101 to 200 | Rs 50/- | Rs 100/- | Normal registration fee |
| 201 to 400 | Rs 120/- | Rs 240/- | Normal registration fee |
| 401 to 1000 | Rs 1000/- | Rs 2000/- | Normal registration fee |

**7. Mode of Payment**

The amount shall be payable to the Government through Challan. Maximum four equal quarterly instalments will be permitted. The entire amount shall be paid within one year from the date of receipt of approval. After completion of payment of cost, the Tahsildar concerned will execute a deed of conveyance in favour of the applicant. Registration and Stamp Duty shall be paid by the applicants who are liable to pay.

**8. Proof of Occupation**

The following documents may be accepted as proof of occupation

I. Registered document
II. Property Tax receipt
III. Electricity bill receipt
IV. Water bill receipt
V. Any other proof to establish occupation/ possession over the land.

**9. Filing of Application**

The application by the beneficiary shall be filed up to 31.12.2025 at any "Mee Seva" centre/Ward Secretariat in the proforma prescribed by the Spl. C.S. & Chief Commissioner of Land Administration. If no application is filed within the stipulated period, necessary action to remove the encroachment/occupation shall be taken as per law.

**10. Processing of Application**

I. All applications received in "Mee Seva"/Ward Secretariat shall be forwarded to the Tahsildar concerned.
II. A team consisting of Revenue & Municipal Staff shall conduct field inspection and give report.
III. The Tahsildar/RDO will examine the report.
IV. On such examination if the applicant is found eligible, the Tahsildar shall send his recommendation to the RDO, Visakhapatnam.
V. The CCLA & Spl C.S./ District Collector will prescribe necessary proformae and checklists as may be prescribed.

**11. Conduct of survey of unauthorized occupation of land on unobjectionable Government land**

I. Special Drive shall be taken up for survey of unauthorized occupation of unobjectionable Government lands in the Ward/Village Secretariat areas by the Tahsildar concerned with the assistance of the Village Secretariat and Ward Secretariat.
II. After survey of the unobjectionable encroachments, the lists shall be displayed in the concerned VS/WS.
III. While preparing the list of occupants, caution be taken not to include the names of those who are already identified under the earlier G.Os issued for allotment or who have already filed applications but which are kept pending at various stages to avoid duplication.
IV. Objections against the list of unobjectionable occupations can be filed in VS/WS before the Tahsildar, who shall examine the same and dispose as per law.
V. Tahsildar should prepare a final list of unobjectionable occupations.

**12. Processing of Applications**

**A) Applications filed earlier**

With respect to the applications filed under the earlier allotment scheme introduced wherein, the terms and conditions specified under G.O.Ms.No.301, dt: 05.07.2016 have been fulfilled but which are pending at various stages, such applications shall be processed as per the said G.O for allotment. Conveyance deeds shall also be executed with immediate effect.

**B) Applications filed afresh**

I. All applications received in Village Secretariat/Ward Secretariat shall be enquired by the VRO and others as stipulated and report shall be forwarded to the concerned Tahsildar as per the prescribed procedure and checklist.

II. The Tahsildar shall conduct a detailed inspection in respect of each application and make recommendation to the concerned RDO/ Sub-Collector for placing before the Sub-Division Level approval Committee for taking a decision on the eligibility of the applicant. The District Collector/CCLA may prescribe suitable Check List.

III. After the decision of the concerned Sub-Division Level Approval Committee, the Sub Collector /RDO shall issue necessary proceedings as per the minutes of the Committee.

IV. Thereafter, the Tahsildar shall take all necessary further action including ensuring payment of amount before issue of orders for allotment of land on unauthorized occupation of unobjectionable Government land. Such orders may be issued as per Rules and prescribed procedure, in the name of woman member of a family.

V. The Tahsildar shall execute the conveyance deed in favour of the applicant as per the registration fee as mentioned at para 6.

**13. Approval Committee**

i) A Sub-Division Level Approval Committee (SDLAC) shall be constituted (to consider the cased up to 400 Sq.yards) with the following Officers to consider the applications:

1. R.D.O, Visakhapatanam - Chairman
2. Town Planning Officer - Member
3. Tahsildar, Gajuwaka - Member-Convener

ii) A District Level Approval Committee (DLAC) will be constituted to consider (the cases from 401 to 1000 Sq. Yards with the following Officers

1. Joint Collector, Visakhapatnam - Chairman
2. Municipal Commissioner - Member
3. VC & MD, Urban Development Authority concerned – Member
4. District Revenue Officer - Member-Convener

iii) The committee at each level will take a decision with in 90 days from the date of receipt. Otherwise the application will be deemed to have been approved.

**14. Regularization only in unobjectionable encroachments/occupations**

Only Unobjectionable encroachments/occupations in Government lands shall be considered for regularization. No regularization shall be considered in respect of the following cases:-

a. Sites affected under the alignment of Master Plan/ Zonal Development Plan/Road Development Plan.
b. Constructions which have come up in open spaces of approved layouts.
c. Constructions made on alignment of Water bodies, Grave Yards, Foreshore or FTL areas of drinking water tanks/Irrigation tanks and treatment areas.
d. Areas earmarked for treatment plants, Green belts, buffer zone etc.
e. Sites falling under MFL of rivers.
f. Sites required for public purpose.

g. Sites adjacent to National Highways, State Highways and Major District roads which may be needed for road widening purposes.
h. Lands, which are in the opinion of the Committee are highly valuable and cannot be considered for transfer of Rights.
i. Public foot paths.

**15. Appeal**

i) Any one aggrieved by the orders of the RDO, Visakhapatnam may file appeal before the Joint Collector within (30) days from the date of receipt of order.

ii) Any one aggrieved by the orders of the Joint Collector, Visakhapatnam may file appeal before the C.C.L.A. within (30) days from the date of receipt of order.

iii) Any one aggrieved by the orders of the C.C.L.A. may file appeal before the Government within (30) days from the date of receipt of order. The decision of Government shall be final.

**16. Right to alienate:**

Alienable rights shall vest at the expiry of two (02) years from the date of execution of conveyance deed in favour of the applicant.

**R.P.SISODIA**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT**